

2062

327 9053

169.

MAPLEWOOD PARK

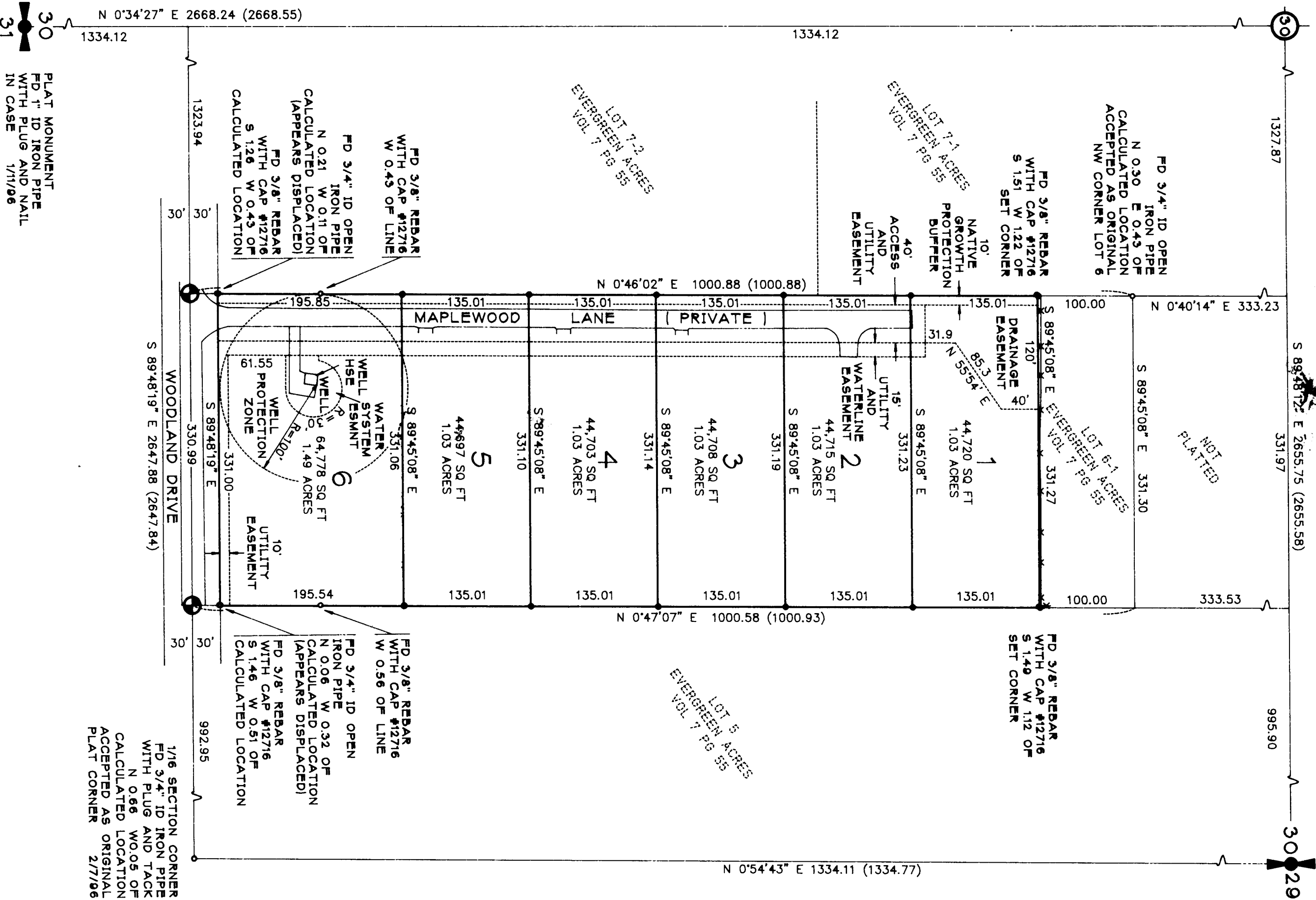
A Portion of the NE1/4 of the SE1/4 of Sec 30 Twn 32 N Rge 3 E WM

FILE NO. PLP 045/95
TAX PARCEL NO. S6590-00-000006-2

THE PLAT OF

PLAT MONUMENT
CENTER OF SECTION
FD 3/4" ID OPEN
IRON PIPE IN CASE
1/27/96

PLAT MONUMENT
1/4 SECTION CORNER
FD 1" ID IRON PIPE
WITH PLUG AND TACK
1/27/96



LEGAL DESCRIPTION

TRACT 6, PLAT OF EVERGREEN ACRES, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 55, RECORDS OF ISLAND COUNTY, WASHINGTON, EXCEPT THE NORTH 100 FEET THEREOF, SITUATED IN ISLAND COUNTY, WASHINGTON.

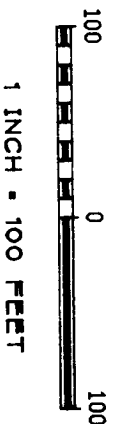
NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE SE1/4 OF SECTION 30 BEARS S 89°45'08" E AS MONUMENTED AND SHOWN HEREON AND ON THE MAP OF EVERGREEN ACRES, DIVISION NO. 1.
2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION AND METERS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-150-080.
3. REFERENCE: RECORDED SURVEYS, PLAT OF EVERGREEN ACRES DIV. 1, VOLUME 7 OF PLATS AT PAGE 55 AND SURVEY RECORDED UNDER AFR 92009508, VOLUME 8 OF SURVEYS AT PAGE 8.
4. SEE SHEET 1 OF 2 FOR PLAT RESTRICTIONS.

ADDRESSES

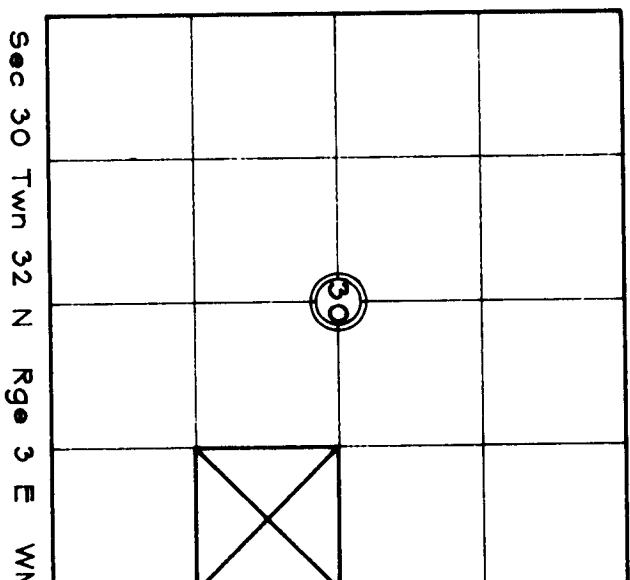
LOT 1, 558 MAPLEWOOD LANE	LOT 4, 530 MAPLEWOOD LANE
LOT 2, 554 MAPLEWOOD LANE	LOT 5, 522 MAPLEWOOD LANE
LOT 3, 542 MAPLEWOOD LANE	LOT 6, 510 MAPLEWOOD LANE

SCALE



- DENOTES 1/2" REBAR WITH CAP MARKED EST 27527 SET THIS SURVEY
- DENOTES FOUND EXISTING PROPERTY CORNER AS NOTED
- ⊕ DENOTES CONC MON WITH BRASS CAP MARKED TS 27527 AND PUNCH MARK IN CASING SET THIS SURVEY
- *** DENOTES EXISTING FENCE
- () DENOTES RECORD DISTANCE

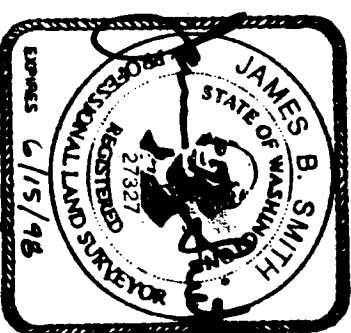
SECTION INDEX



EVERGREEN SURVEYING, INC.

PO BOX 1331 STANWOOD, WA 98292

(360) 629-2726



MAPLEWOOD PARK

SHEET 2 OF 2

A Portion of the NE1/4 of the SE1/4 of Sec 30 Twn 32 N Rge 3 E WM
REPLAT of a PORTION of LOT 6 EVERGREEN ACRES

327 9063

168

FILE NO. PLP 045/95
TAX PARCEL NO. 56590-00-00006-2

MAPLEWOOD PARK

A Portion of the NE1/4 of the SE1/4 of Sec 30 Twn 32 N Rge 3 E WM

RESTRICTIONS

1. NO BLOCKING, DIVERTING OR OTHER ALTERATION OF EXISTING NATURAL OR MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
2. DIRECT VEHICULAR ACCESS TO WOODLAND DRIVE IS RESTRICTED TO THE EASEMENTS SHOWN HEREON. SAID ACCESS PERMITTED UNDER ACCESS PERMIT NO. A-21149.
3. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
4. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ON-SITE SEWAGE DISPOSAL SYSTEM PERMITS.
5. CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND A SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.
6. A NATIVE GROWTH PROTECTION AREA IS ESTABLISHED UPON THE WEST 10 FEET OF LOTS 1-6. THIS BUFFER SHALL REMAIN UNDISTURBED NATURAL VEGETATION AND NO TREES OR VEGETATION MAY BE REMOVED OR TRIMMED UNLESS THE HOMEOWNERS ASSOCIATION DETERMINES THERE IS A SAFETY RISK OR A PLANT IS DISEASED.
7. SUBJECT TO UTILITY, WATER SYSTEM, AND DRAINAGE EASEMENTS AS DEPICTED ON SHEET 2.
8. SUBJECT TO EASEMENTS, AGREEMENT TERMS AND CONDITIONS PERTAINING TO THE MAINTENANCE, PROTECTION, INSTALLATION AND REPAIR OF THE WATER SYSTEM, APN 970089727.
9. SUBJECT TO ASSESSMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, APNS 154217, 97003951, AND 97005150.

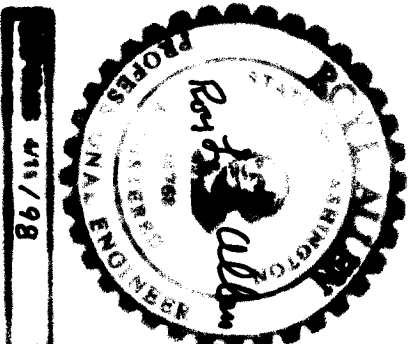
DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS SUBDIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE THEREOF FOR PUBLIC PURPOSES, NOT TO BE DEDICATED TO THE OWNERS OF THE LOTS HEREIN DESCRIBED FOREVER, ALSO PRIVATE ROADS AND WHATEVER MUTUALLY OWNED PROPERTY THAT IS SHOWN ON THE PLAT DEVELOPMENT. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES, CUTS, AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON. ALSO THE RIGHT TO DRAIN SAID PUBLIC AND PRIVATE ROAD OVER AND ACROSS ANY LOT, LOTS AND/OR TRACTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PRIVATE AND PUBLIC ROADS.

ENGINEER'S APPROVAL

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 56.17(6)(ii) AND CHAPTER 1701 ISLAND COUNTY CODE THIS 17th DAY OF SEPTEMBER 1997.

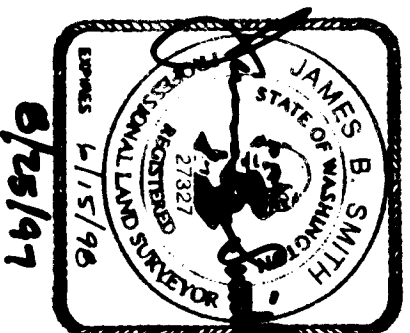
R. J. Allen
ISLAND COUNTY ENGINEER



SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THE MONTH OF MAY, 1997.

JAMES B. SMITH, PLS.
EVERGREEN SURVEYING, INC.
CERTIFICATE NO. 27327



PLANNING DIRECTOR'S APPROVAL

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISION AS ESTABLISHED BY CHAPTER 1617 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 22nd DAY OF SEPTEMBER, 1997.

Richard D. Smith
PLANNING DIRECTOR

COMMISSIONER'S APPROVAL

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISION AS ESTABLISHED BY CHAPTER 1617 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 22nd DAY OF SEPTEMBER, 1997.

Paul J. Brunner
COMMISSIONER, CHAIRMAN
W. M. L. Smith
COMMISSIONER

TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 1997, & 1998.

William H. Skow
ISLAND COUNTY TREASURER



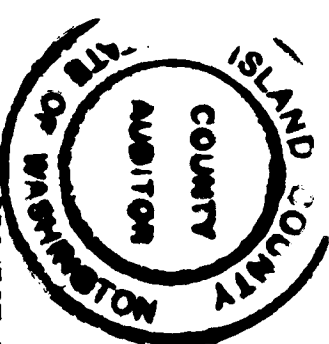
CERTIFICATE OF TITLE

RECORDED 22nd 1997, IN VOLUME 735, PAGE 2347
UNDER AUDITOR'S FILE NO. 97065416, RECORDS OF ISLAND COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 22nd DAY OF Aug, 1997, AT 3:10 P.M. IN VOL. 73 OF PLATS, PAGE 118.
UNDER AUDITOR'S FILE NO. 97065416, RECORDS OF ISLAND COUNTY AT THE REQUEST OF THE ISLAND COUNTY PLAT ADMINISTRATOR.

M. J. Smith
ISLAND COUNTY AUDITOR
BY DEPUTY *Quinn Smith*



OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

W. M. L. Smith
F. MARK BRUNNER
Paul J. Brunner
T. SCOTT LANGBERG DENISE LANGBERG
William H. Skow
PAMELA SKOW

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Island) ss
I, Scott Langberg, do hereby certify that on this 8th day of Sept, 1997, before me, the undersigned, a notary public in and for the state of Washington, duly commissioned and sworn, appeared F. MARK BRUNNER, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes mentioned herein.

Paul J. Brunner
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Shawwood

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Island) ss
THIS IS TO CERTIFY THAT ON THIS 8th DAY OF Sept, 1997, before me, the undersigned, a notary public in and for the state of Washington, duly commissioned and sworn, appeared T. SCOTT LANGBERG AND DENISE LANGBERG, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned herein.

Denise Langberg
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Shawwood

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Island) ss
THIS IS TO CERTIFY THAT ON THIS 4th DAY OF September, 1997, before me, the undersigned, a notary public in and for the state of Washington, duly commissioned and sworn, appeared LYMAN H. SKOW AND PAMELA SKOW, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned herein.

Lyman H. Skow
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Touhasset WA